

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

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Prepared June 23, 2005 (for July 14, 2005 Hearing)

To: Commissioners and Interested Persons

From: Diane Landry, Central Coast District Manager
Susan Craig, Coastal Planner

Subject: City of Santa Cruz Minor LCP Amendment Number 1-05 (Townhouse Development)

City of Santa Cruz's Proposed Amendment

The City of Santa Cruz is proposing to amend its certified Implementation Plan (Zoning Ordinance) to make minor modifications that clarify the provisions for development of townhouses in multiple residential zoning districts and other zoning districts that allow for residential use. See Exhibit #2 for the City's proposed zoning ordinance changes.

Minor LCP Amendment Determination

California Code of Regulations (CCR) Section 13554 defines minor LCP amendments. Among other things, minor LCP amendments to implementation plans include:

***CCR Section 13554(a).** Changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the Executive Director of the Commission or the Commission to be consistent with the land use plan as certified by the Commission.*

The purpose of the proposed townhouse ordinance is to allow townhouse development as a viable alternative to condominium development when developing multi-family ownership units. The LCP amendment makes townhouse vs. condominium a type of ownership question for the developer if all other city zoning requirements are met. Specifically, the amendment: 1) clarifies the location of where townhouse developments can be located, i.e. in multiple residential zoning districts and other zoning districts that allow for residential uses); 2) provides consistent terminology when referring to multiple dwellings, townhouse dwelling groups, and condominiums throughout the zoning and subdivision ordinance; 3) modifies the definition of townhouse dwelling group and adds a definition of townhouse lot, and; 4) modifies the subdivision ordinance to allow the flexibility for townhouse lots under lot improvement standards.

CCR Section 13555 provides that the Executive Director can make a determination on whether a proposed LCP amendment is "minor." The purpose of this notice is to advise interested parties of the Executive Director's determination (pursuant to CCR Section 13555) that the proposed amendment is minor as defined in CCR Section 13554(a).



California Coastal Commission

July 2005 Meeting in San Diego

Staff: S. Craig Approved by:

STC-MIN-1-05 Determination Notice (Townhouse Development) 6.23.05.doc

Coastal Commission Concurrence

Pursuant to CCR Section 13555, the Executive Director will report this determination to the Coastal Commission at its July 2005 meeting at the Catamaran Resort Hotel located at 3999 Mission Boulevard in San Diego. The Executive Director will also report any objections to the determination that are received within ten working days of posting of this notice. The proposed minor amendment will be deemed approved and will become effective immediately unless one-third of the appointed members of the Commission request that it be processed as a major LCP amendment (CCR Section 13555(b)).

For further information regarding the proposed LCP amendment or the Commission's procedures, please contact Susan Craig in the Coastal Commission's Central Coast District Office in Santa Cruz at the address or phone number listed above. Objections to the proposed minor LCP amendment should be submitted in writing by July 6, 2005.

Exhibits:

Exhibit 1: City Council Resolution

Exhibit 2: Proposed Zoning Ordinance Changes

